176.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,600 / 909,600
					USE VALUE:	909,600 / 909,600
					ASSESSED:	909,600 / 909,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98	-100	SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOTOPULOS PELAGIA/ TRUSTEE
Owner 2:	PELAFIA FOTOPULOS TRUST-2020
Owner 3:	
Street 1:	302 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOTOPULOS ANDREW JAMES -
Owner 2:	FOTOPULOS PELAGIA -
Street 1:	302 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1968, having primarily Vinyl Exterior and 2225 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	540,000		369,600	909,600
Total Card	0.083	540,000		369,600	909,600
Total Parcel	0.083	540,000		369,600	909,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.81 | /Parcel: 408.8

Legal Description

User Acct 118544

GIS Ref

GIS Ref

Insp Date 06/08/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0016.0

!13777!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	489,100	0	3,600.	369,600	858,700	858,700	Year End Roll	12/18/2019
2019	104	FV	370,400	0	3,600.	364,300	734,700	734,700	Year End Roll	1/3/2019
2018	104	FV	370,400	0	3,600.	279,800	650,200	650,200	Year End Roll	12/20/2017
2017	104	FV	347,400	0	3,600.	264,000	611,400	611,400	Year End Roll	1/3/2017
2016	104	FV	347,400	0	3,600.	242,900	590,300	590,300	Year End	1/4/2016
2015	104	FV	314,500	0	3,600.	227,000	541,500	541,500	Year End Roll	12/11/2014
2014	104	FV	314,500	0	3,600.	209,100	523,600	523,600	Year End Roll	12/16/2013
2013	104	FV	327,300	0	3,600.	209,100	536,400	536,400		12/13/2012

PRINT

Date	Time
12/11/20	03:41:06

LAST REV

Date	Time
10/08/20	14:14:27
mmcmakin	
13777	

USER DEFINED

Prior Id # 1:	118544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOTOPULOS ANDRE	75593-178	1	9/11/2020	Convenience	99	No	No		
ANTONAKAS GEORG	22681-323		12/2/1992		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1653	Inter Fi	122,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	Measured	DGM	D Mann
6/6/2020	Permit Visit	DGM	D Mann
7/30/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	345	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12191010
Const Adj.:	0.98980200
Adj $ / SQ:	188.780
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605332
Depreciation:	65376
Depreciated Total:	539956

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

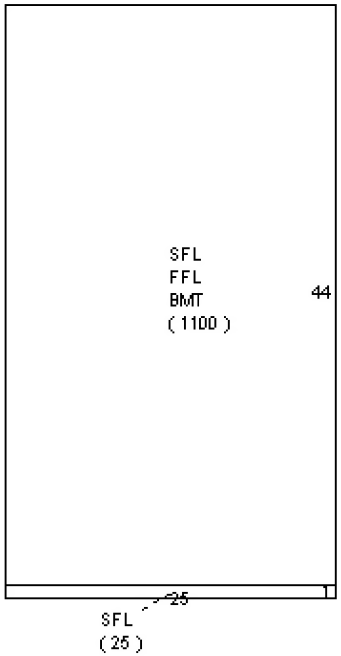
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.78
Special Features:	0	Val/Su Net:	162.41
Final Total:	540000	Val/Su SzAd	242.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,125	188.780	212,377
BMT	Basement	1,100	56.630	62,297
FFL	First Floor	1,100	188.780	207,658

Net Sketched Area:	3,325			Total:	482,332
Size Ad	2225	Gross Are	3325	FinArea	2225

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

176.0-0006-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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